



Alsip



Retail or Service Business Site – 11706-20 S. Pulaski

Pulaski Road Corridor Development Opportunity – 37,415 sq. ft. Corner Lot

Availability: Site will be cleared and available for construction April 2019.

Property Dimensions: 37,415 Sq. Ft.; 299.32 feet frontage on Pulaski; 125 feet deep on 117th Street.

Utilities: Sewer on rear property line – 8 inches; water in Pulaski parkway – 8 inches; Village storm sewer on 117th – 60 inches – sufficient capacity.

Traffic Count: 29,500 vehicles per day on Pulaski.

Zoning: B-1 Business District (restaurants, retail, service business, etc.)

Property Highlights:

1. Alsip TIF District and Enterprise Zone benefits available.
2. Primary commuting corridor with other national franchise businesses in the neighborhood.
3. Located near grocery stores:
 - a. Jewel
 - b. Food 4 Less
 - c. Aldi
4. Recent new business: Taco Bell, Checkers, Dunkin & Davita Dialysis
5. Close to Marist H.S. (1,700 students & faculty), Chicago Ag. H.S. (800 students & faculty), and Prairie Jr. H.S. (400 students & faculty).

Price: \$374,900, negotiable.



	Total Population (2017)	Daytime Employees (2017 Est)	Consumer Spending Demand (2017 Est)	Avg HH Income (2017 Est)	HH's w/ >\$75K Income (2017 Est)	Total Households (2017 Est)	Median HH Income (2017 Est)
Alsip	22,763	16,115	\$285 Million	\$66,541	3,233	9,210	\$53,915
10 Minute Trade Area	167,152	64,695	\$2.203 Billion	\$75,569	24,807	63,283	\$57,873

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